

ARTICLE 55

(Zoning Bylaw Amendment: Dormitory Housing Overlay District)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket as follows:

1. By deleting section 12D in its entirety (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text*):

~~D. Dormitory Overlay District. The purpose of the Dormitory Overlay District (DOD) is to provide for large-scale developments in order to provide decent and affordable housing for employees working in the Town of Nantucket, both seasonal and year-round, in a manner that removes these potentially incompatible uses from existing neighborhoods of predominant single-family residential character, but places them close to transit, bike paths, public sewer, and water, and in places readily accessible to employment centers. It is the intent of this section to encourage employee housing that consists, in large part, of a mix of single-family, duplex, and dormitory-style housing types, predominantly in smaller structures, rather than in "barracks-style" conventional dormitory structures. [Added 4-9-2001 ATM by Art. 38, AG approval 8-2-2001]~~

~~(1) Allowed uses:~~

- ~~(a) All uses allowed on the lot by right in the underlying district in which the land is located.~~

~~(2) Permitted uses:~~

- ~~(a) All uses permitted on the lot requiring a special permit, with or without major or minor site plan review, in the underlying district in which the lot is located.~~
- ~~(b) The special permit granting authority may grant a special permit with minor site plan review pursuant to the requirements of § 139-23 to permit dormitory housing, also subject to the following standards:~~

~~[1] Density within the Dormitory Overlay District shall not exceed 100 persons per acre of land, and no more than two dwelling units per lot or leasehold area as may be established by the Nantucket Airport Commission, provided such leasehold area meets the minimum lot size requirements of the underlying zone;~~

~~[2] In addition to the standards for buffering and screening required under § 139-23, Site plan review, the special permit granting authority may require additional landscaping and screening as deemed necessary by the special permit granting authority to screen the facilities adequately from neighboring properties, particularly those DOD facilities that may abut or be visible from single-family residential properties;~~

- ~~[3] Vehicular and bicycle parking shall be located on the side or rear of the proposed structure and screened from view from the street to the extent possible;~~
- ~~[4] Occupancy shall be limited to employees of those employers who own or lease space in such housing, together with their spouses, domestic partners, or dependents of such employees;~~
- ~~[5] The applicant shall provide evidence that with the housing, there is an entitlement to prepaid NRTA shuttle bus passes for all occupants for the duration of each occupancy;~~
- ~~[6] The Zoning Enforcement Officer and Health Officer shall conduct an annual review of the compliance of the facility on the anniversary of the issuance of the permit, or more often as may be required by the special permit granting authority;~~
- ~~[7] Each special permit application under this Subsection D(2)(b) shall be conditional on submission of a dormitory overlay district management plan prepared in accordance with guidelines or rules and regulations adopted by the special permit granting authority.~~

2. By modifying section 2 as follows:

~~DORMITORY HOUSING — Housing for employees consisting of a mix of single-family, duplex, and dormitory style housing types developed in accordance with § 139-12D, at a density not to exceed 100 persons per acre.~~

EMPLOYER DORMITORY – A dwelling on a lot occupied by a legally permitted or nonconforming commercial or nonprofit recreational use, or on an adjoining lot under the same ownership, all located outside of the NEHOD and DOD Overlay Districts in which sleeping accommodations for more than five persons are provided by one or more employers, with occupancy limited solely to their employees.

3. By modifying section 3 as follows:

E. Overlay Districts

Dormitory ——— DOD

4. By modifying section 4 as follows:

- ~~a. The DOD shall be located as depicted on a map entitled “Dormitory Overlay District,” dated February 1, 2001, prepared by the Nantucket Planning and Economic Commission, incorporated by reference and made a part hereof. A copy of the map is on file with the Town Clerk and the Building Commissioner.~~

Or, to take any other action related thereto.

(Board of Selectmen for Planning Board)